

Attachment 4

Planning Commission Commissioner Comments from the September 13th meeting.

Cardinal Oaks Plan Amendment – A1000010

Ms. Beechwood. I reluctantly voted not to approve this request.

Overall, the applicant presents a good solution to the parcel's current zoning limitations, has put together a well-considered project, and has attempted to address many of the communities' concerns. However, the fact that the site is an interior parcel with no existing points of egress is the most outstanding feature of this proposal. The resolution of this condition cannot be an afterthought, or contingent upon the actions of the Planning Commission or City Council. Confidence in this proposal can be restored when the applicant has worked out the details of the egress scenarios in such a way that the existing community does not suffer egregious side effects.

Over the years, the Planning Commission has seen many egress challenges met by determined and patient developers who are committed to "getting it right" rather than "getting it done". This is a good project and deserves a well-considered access solution that the entire community can be proud of and benefit from. With this denial, I would like to signal the applicant to return to negotiations with the community to work out a more equitable access solution before continuing with the zoning change.

Ms. Board. Staff recommendation for the requested change to Low Density Residential is reasonable, but I can also see Institutional uses for this land such as for a school or church that would be equally reasonable. Further, an undesirable Institutional use does not seem to be an impending concern. Since I am recommending not to approve the rezoning, there is no need to change the Comprehensive Plan at this time.

Ms. Brown. I voted to deny. Strong opposition from residents in the area. No scheduled road improvements for the area. Density in surrounding area is 2.98. This request is higher at 3.780. Traffic will have an impact on current residents.

Mr. Harris. Voted no. Need more buy-in for neighboring communities. School is already over filled?

Mr. Martin. No, not pleased with the access to the development.

Ms. Mitchell-Allen. I voted to approve.

Mr. Smudski. Two ingress...Freeman property, directly across from Carpenter, probably most convenient for residents and probably adds convenience to Cardinal Lakes

Mr. Whitley. I vote not to approve. Problem with traffic and community opposition.

Mr. Winders. This location is not a good place for a large suburban neighborhood. The area is predominantly rural in character. It is hard for police and fire departments to serve. Commercial services are not available at a convenient distance. This development provides no benefits for the community adequate land is available for housing in other areas already identified in the plan. This is not smart growth.